

SUB-CHAPTER 2.16
BUFFER DISTRICT "B-1" REGULATIONS

SECTION

- 14-2.1601. Scope.
 14-2.1602. Uses permitted.
 14-2.1603. Minimum requirements.

14-2.1601. Scope. This district provides for a low intensity, landscaped environment in which visual buffering occurs between different types of land uses. The intent of this district is to provide a harmonious transition between high and low-intensity land uses and between roads and high intensity land uses while allowing the landowner to realize an intensity of development which remains compatible with adjacent land uses by utilizing the B-1 Zoning. The size, location and nature of the buffering shall be determined by the Planning Commission based on the type of land use, tract size, adjacent land uses and site access. This district is designed to be flexible so that it can be adapted to each unique site application.

14-2.1602. Uses permitted.

- (1) Frontal road, when property is adjacent to a major collector road or higher classification. The Planning Commission shall determine by the site plan approval process the exact nature of the relationship of the principal use of the property, the access roads, frontage roads and buffering requirements.
- (2) Parks, play fields, and playgrounds.
- (3) Bike paths, walk ways, green ways.
- (4) Landscaping, vegetative and/or structural materials.
- (5) Entrance and identification signs, as regulated by the Alcoa Municipal Code.

14-2.1603. Minimum Requirements. The minimum width of a buffer zone shall be 25 feet. The difference of intensities between various zones shall guide the overall width and density of the buffering. Parking is not allowed in the Buffer Zone. The Buffer Zone may not be included in any calculation for yard or area setback requirements, regardless of property ownership. For purposes of zoning administration, the boundaries of the Buffer Zone shall be treated the same as a property line.